

FLATHEAD COUNTY PLANNING BOARD  
COMMITTEE B  
MEETING MINUTES  
November 17, 2008

The meeting was called to order at 8:55 AM by Chairman Cross. Members in attendance were Gordon Cross, Marc Pittman and Mike Mower. Jeff Harris, BJ Grieve and Andrew Hagemeyer of FCPZ were also present.

Mr. Hagemeyer reviewed the draft of the Staff Report he is preparing on the Whitefish Zoning District. Much of the discussion revolved around the maps presented. The new district will not include those areas of the doughnut that were previously zoned by the county and are included in existing districts. Thus, the area of the old interlocal agreement will be divided into different zoning districts.

It was decided that all public lands in the area should be zoned. It was also decided that any unzoned private lands in the area should also be zoned. They will be zoned similarly to adjacent lands and in compliance with the operative City County Whitefish Master Plan.

There was a discussion of the various zoning designations and their comparison to the current Whitefish designation. The effort is to transition all property to the county designation that is closest in use and density. Mr. Pittman urged that the staff report stress that "the purpose of the district's creation is to bring all lands under county jurisdiction and the owner's elected officials by using the most comparable county zoning designations". All were in agreement. It was emphasized that the staff and this committee are looking at the area as a whole and not considering individual properties. Once the district is established individual owners will be able to make application for zone changes. It would not be appropriate to consider such applications while establishing the district.

It was suggested that the staff report reflect the involvement of this committee in the decisions made concerning comparable designations. It was also requested that the total number of parcels be established if at all possible.

Mr. Pittman suggested that an appendix be attached to the report that listed the densities and uses of the various county and Whitefish designations involved. The staff will consider the suggestion.

Mr. Harris reported that the Whitefish City County Planning Board (WCCPB) may be revived. Jonathan Smith is working on a new agreement that will reestablish the board and give it jurisdiction over the old doughnut area. Applications in the county would be reviewed by the WCCPB and then go to the county commissioners. It is currently uncertain just how this effort will be finalized.

Mr. Grieve gave an update on his discussions with representatives of Big Mountain. Their lands are slated to be zoned BR-4. That designation requires an ODP. Those lands were previously zoned BR-4 prior to being rezoned by the city. Consequently, they can return to their previous zoning, subject to a review of their current ODP. Mr. Grieve is initiating that review and it will be considered by the FCB as part of its December meeting on the new zoning district. The ODP is quite lengthy and Mr. Grieve is preparing a summary.

A revision of the current county zoning regs was discussed. Many issues were brought up. Mr. Harris suggested that there were several sections of the regs that did not function well. He suggested those as a starting point. He will bring a list to the next meeting.

He also brought up the subject of Lakeshore regulations. There are now several different sets of them for various lakes. The county will now be responsible for Whitefish, Coon and Blanchard lakes. He would like to consolidate the regs. He will bring a more detailed analysis to the next meeting.

The next meeting will be scheduled after the first week of December.

The meeting was adjourned at 10:30AM.